

074.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

1,286,400 /

Total Card / Total Parcel

USE VALUE:

1,286,400 /

1,286,400

ASSESSED:

1,286,400 /

1,286,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
30		HODGE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MARINI LUCIANO S/MRLISSA B	
Owner 2:	
Owner 3:	
Street 1: 30 HODGE RD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: FRENCH ANTHONY /ETAL/TRS -
Owner 2: 30 HODGE RD TRUST -
Street 1: 30 HODGE RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .269 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 3555 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

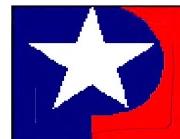
BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
4/20/2016 477 Redo Bat 30,000 remodel master bat

ACTIVITY INFORMATION
Date Result By Name
10/8/2018 Meas/Inspect CC Chris C
6/30/2009 Info Fm Prmt BR B Rossignol
6/4/2009 Measured 189 PATRIOT
11/17/1999 Inspected 267 PATRIOT
11/5/1999 Mailer Sent
10/13/1999 Entry Denied 263 PATRIOT
7/28/1993 TH

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Appraised Alt Spec J Fact Use Value Notes
Code Fact PriceUnits Units Factor Value Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class % Land Code
101 One Family 11717 Sq. Ft. Site 0 70. 0.66 4 540,054 540,100

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value
101 11717.000 746,300 540,100 1,286,400
Total Card 0.269 746,300 540,100 1,286,400
Total Parcel 0.269 746,300 540,100 1,286,400

Legal Description	User Acct
	46514
	GIS Ref
	GIS Ref
	Insp Date
Source: Market Adj Cost	10/08/18
Total Value per SQ unit /Card: 361.86	
/Parcel: 361.86	
Land Unit Type:	

**USER DEFINED**

Prior Id # 1: 46514

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**EXTERIOR INFORMATION**

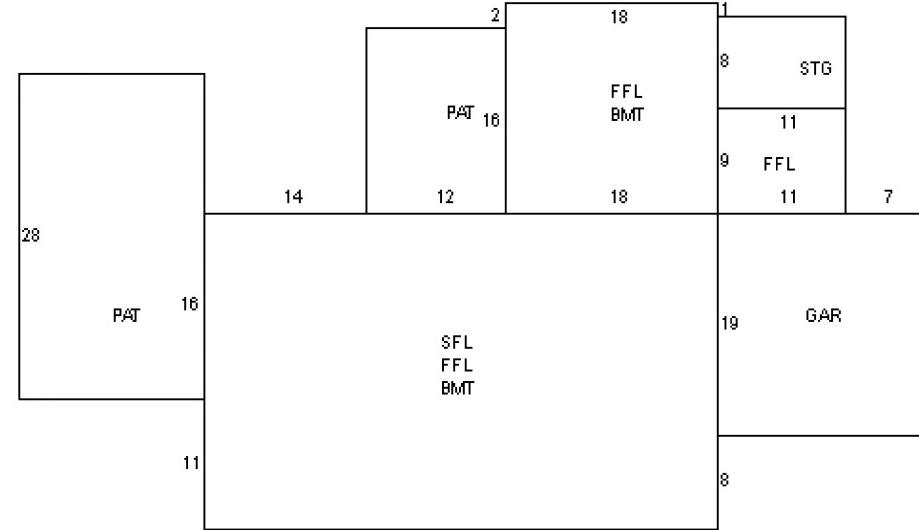
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	8 - Brick Veneer	25 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	B - Good
Year Blt:	1937
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G11
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

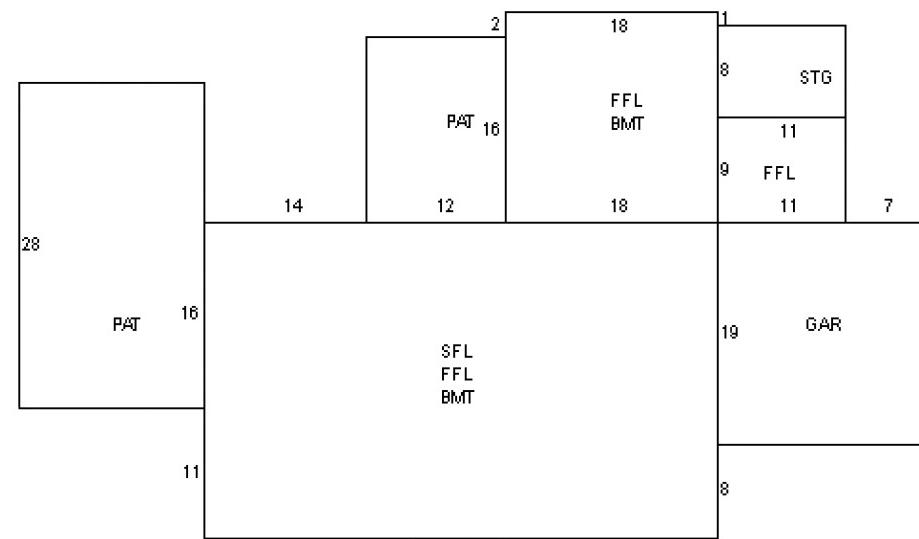
Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION****CALC SUMMARY****COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
Basic \$ / SQ:	130.00			
Size Adj.:	1.02513397			
Const Adj.:	1.00241208			
Adj \$ / SQ:	133.589			
Other Features:	117000			
Grade Factor:	1.33			
NBHD Inf:	1.00000000			
NBHD Mod:				
LUC Factor:	1.00			
Adj Total:	782237			
Depreciation:	35983			
Depreciated Total:	746254			
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	177.67
Special Features:	0		Val/Su Net:	138.08
Final Total:	746300		Val/Su SzAd:	266.63

**COMMENTS**

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**SKETCH****MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 074.0-0001-0001.0

More: N

Total Yard Items:

Total Special Features:

Total:



AssessPro Patriot Properties, Inc